File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20100010934 DEEDWARR
Recvd: 02/24/10 13:11 2 pgs
Fees:13.00 Taxes:518.00
20100224-0014033

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50362
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Charlie H. Wilson Barbara Seagraves Charles B. Wilson 8207 Sawyer Brown Road, K-6 Nashville, Tennessee 37221	Same

TAX MAP-PARCEL NUMBERS: 142010A07200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$140,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Billy J. Gray, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charlie H. Wilson, unmarried, and Barbara Seagraves, married and Charles B. Wilson, married, Tenants in Common with Rights of Survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, Being Unit No.K-6, together with the carport designated as K-6-C, of River Plantation, Section One, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4460, Page 59, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

BEING the same property conveyed to Billy J. Gray and spouse, Julia Ann Gray, by Warranty Deed from Mary D. Smith and spouse, Stephen E. Smith, dated August 28, 2003, recorded on August 29, 2003, of record in Document No. 20030829-0125984, Register's Office for Davidson County, Tennessee. The said Julia Ann Gray has since died.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, Page 59, said Register's Office, which Plan shows minimum building set back lines and easements to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 4562, Page 474, amended in Document No. 20051020-0126564, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 8207 Sawyer Brown Road, K-6, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of February, 2010.

Billy J. Gray

State of TENNESSEE
County of DAVIDSON

On this 19th day of February, 2010, before me the undersigned authority, personally appeared Billy J. Gray, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires May 2, 2011

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Sworn and subscribed before me this the 19th day of February, 2010.

My Commission Expires: 9/8/2013

Notary Public

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.